



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

April 15, 2010

REQUEST: City Council Bill #10-0458 / Zoning – Conditional Use – Amending Ordinance 94-342

For the purpose of amending Ordinance 94-342 to modify certain conditions, to change the name of the operating entity, and to conform certain references and language.

RECOMMENDATION: Approval

STAFF: Kenneth Hranicky

PETITIONER: Baltimore Outreach Services, Represented by Ms. Karen Adkins

OWNER: Christ Lutheran Church of Baltimore Maryland

SITE/GENERAL AREA

Site Conditions: The site is located on the northeast corner of S. Charles Street and E. Hughes Street. The site is improved with a parking lot, 3-story building and a church. This site is zoned B-5-1 and is located with the Inner Harbor Project I Urban Renewal Plan Area.

General Area: This property lies within the Otterbein community. A mix of commercial, institutional, and residential uses characterizes this area. The subject property is located 1 block west of the Inner Harbor.

HISTORY

- Ordinance No. 67-1045, establishing the Urban Renewal Plan for the Inner Harbor Project I, was approved on June 15, 1967.
- Ordinance No. 94-342, granted permission for the operation of a homeless shelter at 701 S. Charles St, was approved on June 17, 1994.
- Ordinance No. 01-134, providing the latest amendment to the Inner Harbor Project I Urban Renewal Plan, was approved on January 31, 2001

CONFORMITY TO PLANS

This proposed amendment to Ordinance 94-342 will operate in harmony with the goals and objectives of the Inner Harbor Project I Urban Renewal Plan. This project is also in conformance with the Baltimore City Comprehensive Master Plan with respect to Live Goal #1, Objective #1: Expand housing choices for all residents.

ANALYSIS

Baltimore Outreach Services Programs began serving the homeless in 1988 with Christ Lutheran Church providing a soup kitchen and in 1989 the basement for an emergency shelter. Baltimore Outreach Services was established as a 501(C) (3) non-profit organization in 2002. Their mission is to provide housing, jobs and education to impoverished women and children in Baltimore City. Baltimore Outreach Services serve 50 women and children at 701 S. Charles Street providing shelter along with counseling services.

Ordinance 94-342 established homeless services at the 701 S. Charles Street property during the months of November 1, through April 30. CCB# 10-0458 proposes to amend Ordinance 94-342 to allow for year round operation. There is no proposed expansion or other development relating to this proposed legislation.

Downtown Partnership of Baltimore, Inc., Harbor Walk Townhouse Association, Harbor Way East Condominium Association, Key Highway Task Force and Southern District Police-Community Relations Council have been notified of this action.

Thomas J. Stosur
Director